

**PROPOSED COUNCIL STUDY ISSUE**For Calendar Year: 2004Continuing ☐New ☐Previous Year (below line/defer) ☒**Issue:** Zoning Land for Service Uses**Lead Department:** Community Development**General Plan Element or Sub-Element:** Land Use and Transportation Element**1. What are the key elements of the issue? What precipitated it?**

This study will review community needs for access to support service types of uses and examine the City's zoning development processes to ensure that there is sufficient opportunity for the establishment of such uses in the City. Service types of uses are important in meeting day to day operational/living requirements of individuals, businesses and organizations. Such uses would include craft shops (e.g. upholstery, cabinetmakers), printers, auto repair, etc. The study will consider the commercial zones best suited for such uses and whether there is sufficient area, in appropriate locations, dedicated to such zones to insure availability of such services uses to the community. A new zoning district could be created to address the concerns. This issue is supported by the Community Development Strategy.

For 2003, this item was ranked 4 of 5 by the Planning Commission and was ranked 6 out of 12 for CDD by the City Council. The item fell below the line.

**2. How does this relate to the General Plan or existing City Policy?****Land Use and Transportation Element**

Action Statement R1.12.2: Encourage appropriate uses that best support business and residents' desire in Sunnyvale.

**3. Origin of issue:****Councilmember:** (Council ranked for 2003)**General Plan:** \_\_\_\_\_**Staff:** X**BOARD or COMMISSION**Arts ☐ Library ☐Bldg. Code of Appeals ☐ Parks & Rec. ☐CCAB ☐ Personnel ☐

Heritage & Preservation ☐ Planning ☐  
 Housing & Human Svcs ☐

**Board / Commission Ranking/Comment:**

Planning Board / Commission ranked \_\_\_\_\_ of \_\_\_\_\_

4. Due date for Continuing and Mandatory issues (if known): \_\_\_\_\_
5. Multiple Year Project? Yes ☐ No ☒ Expected Year of Completion 2004
6. Estimated work hours for completion of the study issue.
- (a) Estimated work hours from the lead department 300
- (b) Estimated work hours from consultant(s): \_\_\_\_\_
- (c) Estimated work hours from the City Attorney's Office: 30
- (d) List any other department(s) and number of work hours:  
 Department(s): \_\_\_\_\_
- Total Estimated Hours: 330
7. Expected participation involved in the study issue process?
- (a) Does Council need to approve a work plan? Yes ☐ No ☒
- (b) Does this issue require review by a Board/Commission? Yes ☒ No ☐
- If so, which Board/Commission? Planning Commission
- (c) Is a Council Study Session anticipated? Yes ☒ No ☐
- (d) What is the public participation process?

Surveys or other techniques may be used to determine community needs for service commercial uses. Coordination with service businesses, property owners and the Chamber of Commerce is expected. Notice for public hearings will be expanded to include any property owners affected by any proposed rezone actions. Otherwise, typical noticing procedures will be used for Planning Commission and City Council public hearings.

**8. Estimated Fiscal Impact:**

<b>Cost of Study</b>	<b>\$</b>	<b>0</b>
<b>Capital Budget Costs</b>	<b>\$</b>	<b>0</b>
<b>New Annual Operating Costs</b>	<b>\$</b>	<b>0</b>
<b>New Revenues or Savings</b>	<b>\$</b>	<b>0</b>
<b>10 Year RAP Total</b>	<b>\$</b>	<b>0</b>

**9. Staff Recommendation**

- ☒ **Recommended for Study**
- ☐ **Against Study**
- ☐ **No Recommendation**

**Explain below staff's recommendation if "for" or "against" study. Department director should also note the relative importance of this study to other major projects that the department is currently working on or that are soon to begin, and the impact on existing services/priorities.**

Staff recommends the preparation of this study to ensure that long-term community needs for access to service commercial types of uses are met. The Community Development Strategy recommends this study issue.

*reviewed by*

\_\_\_\_\_  
**Department Director**

\_\_\_\_\_  
**Date**

*approved by*

\_\_\_\_\_  
**City Manager**

\_\_\_\_\_  
**Date**